Karen Johnson Davidson County
Batch# 363044 DEEDQC
02/25/2020 03:38:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200225-0021087

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
PAUL D. SIMMONS 3132 BARKSDALE HARBOR DR. NASHVILLE, TN 37214	NEW OWNER	62-02,A, 333.00

KNOW ALL MEN BY THESE PRESENTS:

That KRISTIANNA SIMMONS, (being one and the same as KRISTIANNA ZACK SIMMONS) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between KRISTIANNA ZACK SIMMONS, Plaintiff, and PAUL DAVID SIMMONS (being one and the same as PAUL D. SIMMONS), Defendant, does hereby demise, release, and forever quitclaim unto the said, PAUL D. SIMMONS, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 305 on the Plan of River Trace Estates, Phase Two, Section Six as shown on plat of record in Plat Instrument # 200106050088138, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC. Of record in Instrument # 200210160127105, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370, 6982-747, 200111260128569, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 1163, Page 341, 2002-83, 3959-595, 6583-698, 7030-798, Register's Office for said County.

This is improved property, known as 3132 Barksdale Harbor Drive, Nashville, Tennessee 37214.

Being the same property conveyed to Paul D. Simmons by Warranty deed from Cain Properties, Inc. of record in Instrument No. 20030821-0121751, Register's Office for Davidson County, Tennessee, dated August 11, 2003 and recorded on August 21, 2003.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said PAUL D. SIMMONS hereby agrees to pay and agrees to hold KRISTIANNA SIMMONS harmless from one original Deed of Trust in favor of Acopia, LLC. and now Wells Fargo, said note bearing an original unpaid principal balance of $100,000.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20160329-0029626, dated March 21, 2016 and recorded on March 29, 2016 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KRISTIANNA SIMMONS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

KRISTIANNA SIMMONS
Grantor

Sworn to and subscribed before me
this 18th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 11/06/2023

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PAUL D. SIMMONS, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

PAUL D. SIMMONS
Affiant/Grantee

Sworn to and subscribed before me
this 18th day of February, 2020.

NOTARY PUBLIC

My Commission expires: 11/06/2023

This instrument prepared from information provided by the parties involved.

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY